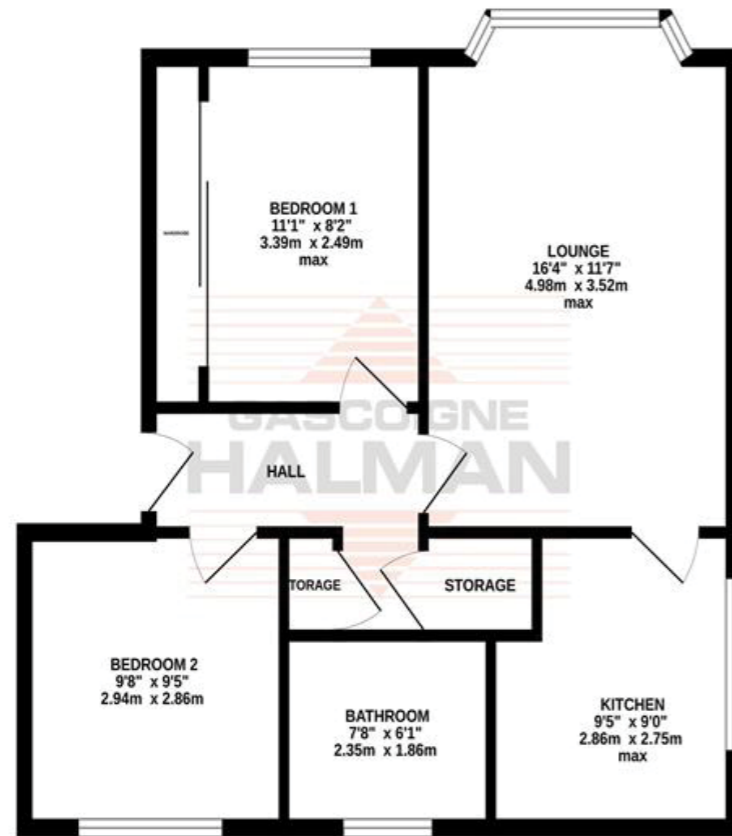


FLAT 5 AVONDALE LODGE

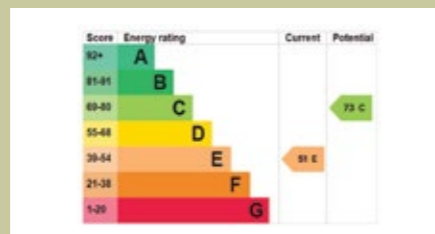
Whitehall Road, Sale

£230,000

SECOND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A modern two bedroom second floor apartment, situated within walking distance of Brooklands Metrolink Station and excellent primary schools. This property is certain to appeal to a variety of buyers, having been tastefully updated and offering spacious living accommodation throughout.
No Chain.

- Modern Second Floor Apartment
- Two Double Bedrooms With Master Boasting Fitted Wardrobes
- Stylish Kitchen With Integrated Appliances

- Spacious Bay Fronted Lounge/Dining Room
- Modern Three Piece Bathroom Suite
- Parking & Garage Included

£230,000

FLAT 5 AVONDALE LODGE

Whitehall Road, Sale



This second floor apartment is positioned in a popular development, just off Whitehall Road in Sale and is located within a short walk of Brooklands metrolink. An entrance hallway leads to two well proportioned double bedrooms with master bedroom boasting fitted wardrobes. Equally there is a bay fronted spacious lounge/diner leading to a modern fitted kitchen with integrated appliances. Positioned off the hallway is a three piece family bathroom which completes superb living accommodation throughout as well as two storage cupboards. In addition the property benefits from further parking available for residents and visitors as well as a garage. No Chain.

AGENTS NOTE: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 3WJ

TENURE

Leasehold - SC £1392.00 - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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